

**Mahindra** HAPPINEST

**HAPPINESS IS  
A HOME TO  
CALL YOUR OWN.**

**happinest**  
BOISAR



# MAHINDRA GROUP

## THE INDIAN MULTINATIONAL

The Mahindra Group is a USD 19 billion federation of companies that enables people to rise through innovative mobility solutions, driving rural prosperity, enhancing urban living, nurturing new businesses and fostering communities. It has a leadership position in utility vehicles, information technology, financial services and vacation ownership in India and is the world's largest tractor company, by volume. It also enjoys a strong presence in agribusiness, components, commercial vehicles, consulting services, energy, industrial equipment, logistics, real estate, steel, aerospace, defence and two wheelers.

Headquartered in India, Mahindra employs over 200,000 people across 100 countries.

Learn more about Mahindra on [www.mahindra.com](http://www.mahindra.com)/Twitter and Facebook: @MahindraRise



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AEROSPACE  
Mahindra  
Aerospace



HOLIDAYS  
Mahindra Holidays &  
Resorts India Ltd.



INFORMATION  
Technology  
Tech Mahindra Ltd.



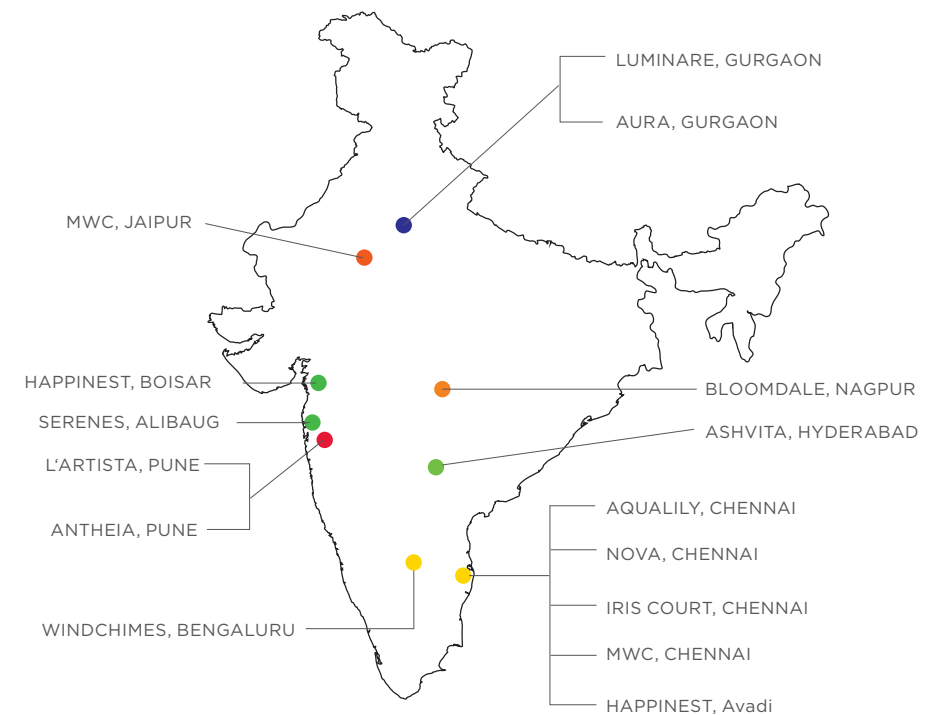
AUTOMOTIVE  
Mahindra CIE  
Automotive Ltd.

# MAHINDRA LIFESPACES HOMES FULL OF JOY

Mahindra Lifespace Developers Ltd., the real estate and infrastructure development business of the Mahindra Group, is a leader and pioneer in sustainable urban development, through the creation of residential and integrated large format developments across multiple city-clusters - Mumbai Metropolitan Region (Mumbai, Thane, Palghar, Alibaug and Boisar), Pune, Nagpur, Ahmedabad, Nashik, the National Capital Region (New Delhi, Gurgaon and Faridabad), Jaipur, Hyderabad, Bengaluru and Chennai. As of June 30th, 2017, the Company's residential & commercial development footprint includes 1.31 million sq.m. (14.06 million sq. ft.) of completed projects and 0.81 million sq. m. (8.7 million sq. ft.) of ongoing and forthcoming projects.

The Company is developing two large format integrated business cities, under 'Mahindra World City' brand, in Chennai and Jaipur; built on the philosophy of 'Livelihood-Living-Life', these developments span over 4000 acres, house over 130 global and Indian companies and serve to drive economic growth and community development. In addition, Mahindra Lifespaces enables access to quality housing at affordable prices via its brand 'Happinest'.

Mahindra Lifespaces is the first Indian real estate company to have voluntarily released its GRI compliant report based on the GRI (Global Reporting Initiative) framework. In 2016, Mahindra Lifespaces has been ranked 28th amongst the 'Top 100 companies in Asia' in the 2016 Channel News Asia Sustainability ranking.



**Avadi First Affordable Project in India  
with Platinum Rated IGBC certificate.**

# WELCOME TO happinest

Happinest is a new initiative by Mahindra Lifespaces, with a vision to provide good quality housing at an attractive price to the emerging middle class. We have made home ownership more affordable by reducing the cost and time within which we build our projects, while maintaining high quality standards. This has been made possible through value engineering and the use of innovative technologies, so that consumers can be offered an attractive price as well as move into their Happinest home at the earliest. With this philosophy in mind, Happinest has launched its first two projects in Avadi, Chennai and Boisar near Mumbai.

**AN ACTIVE  
LIFE**



Images for representative purpose only.





# A VIBRANT COMMUNITY

**EASY  
TO  
BUY**



**THE PRIDE  
OF OWNING  
YOUR OWN  
HOME**



**GOOD  
CONNECTIVITY  
TO MASS  
TRANSPORT**



# happinest AT BOISAR

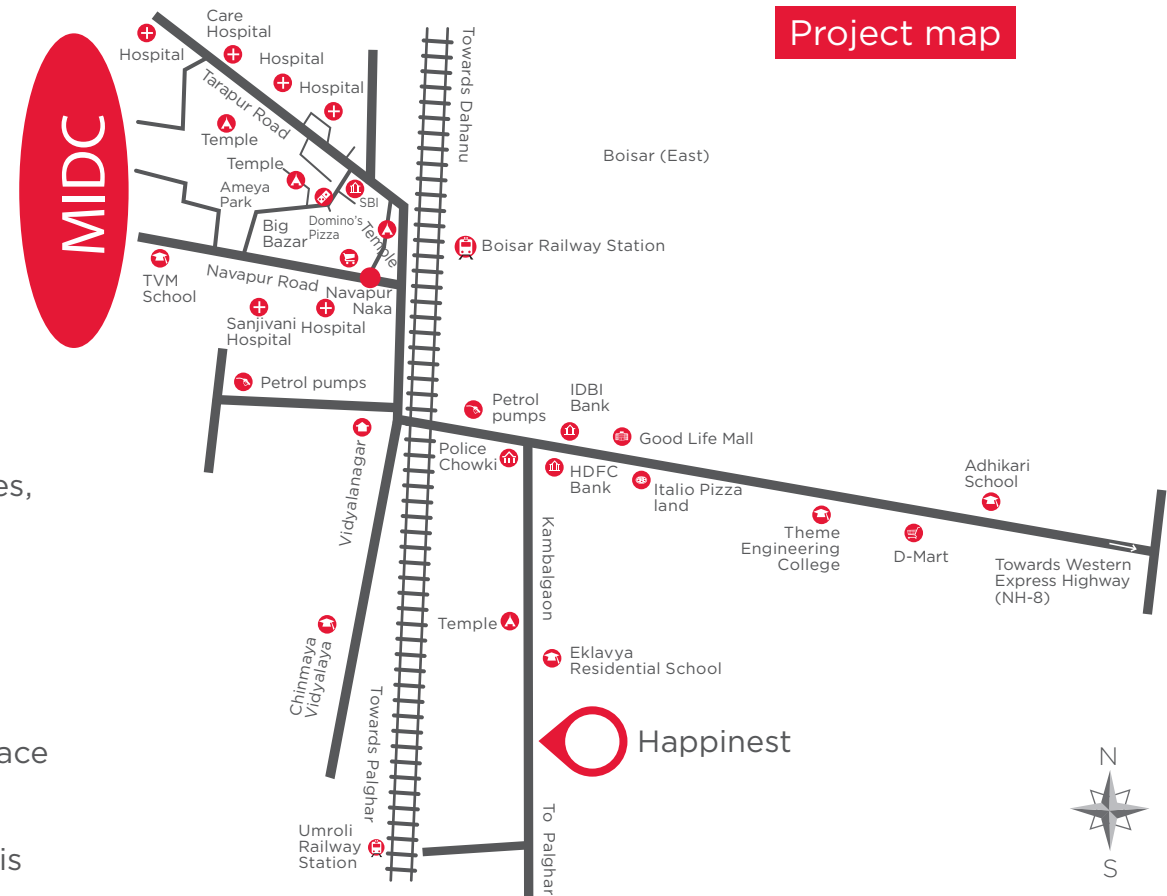
Happinest is conveniently located at Boisar, home to one of Maharashtra's largest MIDC.

The township has an ideal location with schools, colleges, shopping malls and hospitals in close vicinity.

It is well-connected to Mumbai & Gujarat by buses & train services and is also close to the upcoming Delhi/Mumbai Industrial Corridor.

Happinest is spread over 14.86 acres that has ample space where your children can play. The project comes with a host of amenities to cater to all your needs. Whether it is a special occasion or some fun and games, it is all possible here. Enjoy a relaxed time or take a healthy walk, this place offers you much more than just a house. It's an entire living space.

Source-<http://economictimes.indiatimes.com/news/economy/infrastructure/make-in-india-delhi-mumbai-industrial-corridor-to-invite-first-anchor-investors-in-august/articleshow/51015748.cms>  
<http://dcmsme.gov.in/dips/2016-17/Palghar DIPS.pdf>



### \*Convenience:

- 10 mins. to Umroli Station
- 15 mins. to Boisar Station
- 15 mins. to Boisar Bus Depot
- 15 mins. to Hospitals
- 10 mins. to DMart

### Legend:

- |                 |                    |                |
|-----------------|--------------------|----------------|
| Railway Station | Residential colony | Park           |
| School/College  | Bank               | Police Station |
| Hospital        | Market             | Temple         |

\*Distances are approximate; as per Google Maps.  
 Map not to scale; for representative purpose only.





Artist's impression



Artist's impression

**Vibrant buildings that spread a cheerful mood around the community**



Artist's impression



Artist's impression

## In proximity of Project



### SCHOOLS/COLLEGES

- Chinmaya School
- TVM School
- Ostwal School
- Teens World Corporate
- Theme College



### RESTAURANTS/GENERAL STORES

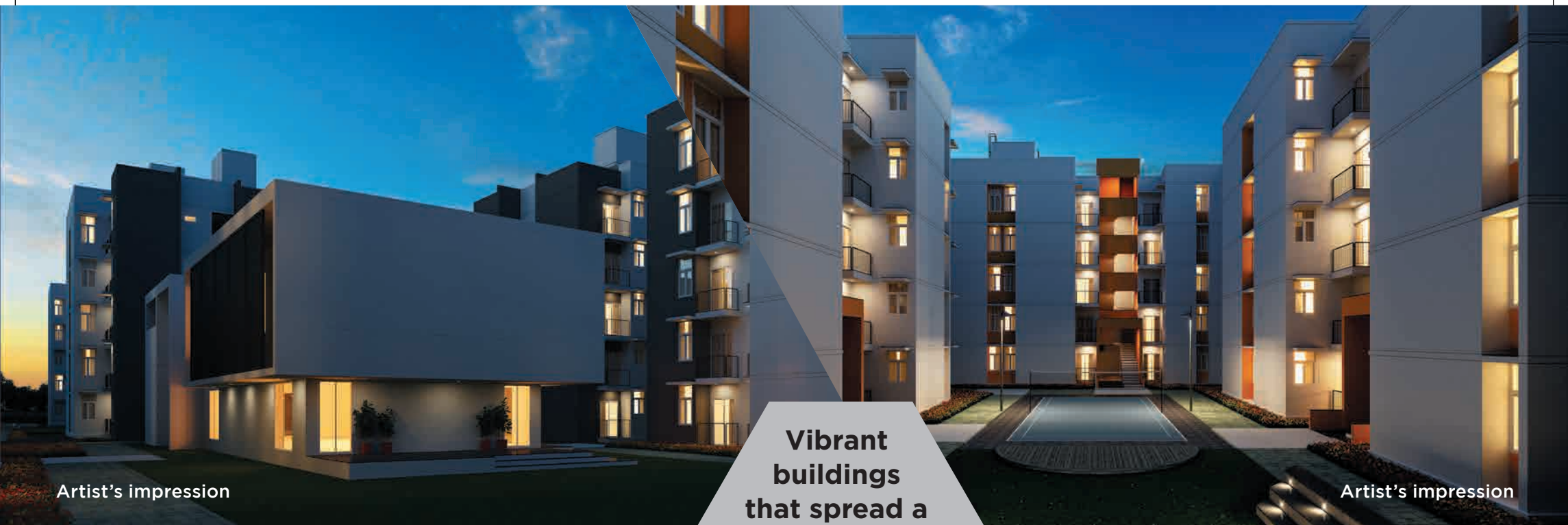
- Silver Avenue
- Mama cha Gaon
- Hotel Blue Diamond
- Big Bazaar
- D-Mart



### HOSPITALS

- Care Hospital
- City General Hospital
- TMRCT Thunga Hospital
- Sai Lila Hospital





Artist's impression

Artist's impression

**Vibrant buildings that spread a cheerful mood around the community**



Artist's impression

Artist's impression





# LIFE BEYOND THE FOUR WALLS

Life is not lived only within four walls, but it is enriched by its surroundings. At Happinest by Mahindra Lifespaces, our goal is to provide amenities that are designed to create an active and fulfilling life without being heavy on maintenance.



Studio Unit Plan (Typical)



Studio			
*Carpet Area		**Balcony Area	
Sq.mt	Sq.ft.	Sq.mt.	Sq.ft.
23.49	252.84	1.30	13.99

1BHK Unit Plan (Typical)



1 BHK			
*Carpet Area		**Balcony Area	
Sq.mt	Sq.ft.	Sq.mt.	Sq.ft.
35.44	381.47	1.37	14.74

\*RERA carpet area is of select units only for communication. Please confirm the carpet area of your unit with the booking form.  
 \*\*No balcony area as part of ground floor units.

## SPECIFICATIONS-Phase 4

FEATURE	AREA	MATERIAL
<b>FLOOR FINISHES</b>	Living, Dining, Bedroom and kitchen	Vitrified Flooring
	Bathrooms	Anti-skid ceramic tiles
	Balcony	Ceramic tile
	Passage/Lift lobby	Vitrified tiles
<b>WALLS &amp; CEILING</b>	External walls, Shaft entrance & balcony	Water based acrylic exterior paint or Equivalent
	Internal wall, Corridor, Living/Dining/Kitchen/Bedroom	Gypsum or equivalent, Primer, Water based acrylic distemper or Equivalent
	Bathroom & Toilet	Cement sand plaster, Primer, Water based acrylic distemper or Equivalent for remaining area above dado
	Dado for bathroom & Toilet	Ceramic tiles (Upto 600mm in kitchen above counter, upto 1200mm in bath & upto 900mm in WC)
<b>SANITARY &amp; CP FITTINGS</b>	WC	EWC with cistern and health faucet
	Cistern	PVC cistern
	Wash basin	Ceramic wash basin with fixtures
	Kitchen sink	Stainless steel sink
	Bib tap	Bib cock for water closet/Bathroom Bib cock for wash basin and kitchen sink
	uPVC pipes	uPVC pipes of required dia in internal plumbing works with all the necessary accessories for cold water line
<b>M&amp;E WORKS</b>		Concealed electrical wiring TV & Telephone point in living (Conduit only)
<b>OTHERS</b>		RCC structure and walls constructed using AAC blocks uPVC—Open windows
<b>DOORS</b>		FRP/Concrete door frame for living and bedroom Wooden flush shutter in entrance and all bedroom, PVC frame + PVC doors for toilet & bedrooms

Happiest homes are meticulously built keeping your needs at the centre of the plan. It comes equipped with modern amenities so that you can enjoy a better lifestyle with your family.



### COOL WALLS

Enjoy a pleasant environment within your home. The CLC/AAC blocks used in the wall prevents heat and keeps the room cool.



### uPVC WINDOWS

Keep the shine on your windows for longer with premium grade, stain-resistant windows.



### IGBC PRE-CERTIFIED

Enjoy a secure and healthy life at Happinest as all buildings are IGBC pre-certified for eco-friendly construction and low maintenance. (IGBC Certification awarded on June 2013)



### VITRIFIED FLOORING

Branded premium vitrified tiles across all floors to enhance the beauty of your home.



### CONCEALED WIRING

Maintain the appeal of your walls with concealed premium wiring.



### PROVISION FOR WASHING MACHINE

Well-planned space provided for hassle-free washing machine installation.



# happinest

 **84528 77776**

Happinest | Mahindra Lifespace Developers Ltd., Gate No. 50, Plot No. 1,  
Near Eklavya High School, Kambalgaon, Betegaon Off Road | Boisar (E) 401 501.

Disclaimer: This communication is purely conceptual and not a legal offering. The information contained in this communication is only indicative of the kind of development that is proposed and is subject to change. All images are artistic conceptualization for illustration only and do not purport to exactly replicate the products. Any furniture & fixtures shown here are not part of the offering & are purely for showcasing possibilities. Mahindra Lifespace Developers Ltd. reserves the right to make changes or alterations.

RERA Registration No. P99000014293 | P99000014295 | P99000000106 Available at website: <http://maharera.mahaonline.gov.in>